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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: KEITH NEWMAN, PLANNER II *KN*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cjl*
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MEETING DATE: MARCH 4, 2020

- SUBJECT:**
- A. GP19-04 MERCY VAL VISTA CENTER: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 11.35 ACRES LOCATED AT THE SOUTHEAST CORNER OF VAL VISTA DR. AND MERCY RD. FROM GENERAL OFFICE (GO) TO APPROX. 5.08 ACRES OF GENERAL COMMERCIAL (GC) AND 6.26 ACRES OF BUSINESS PARK (BP) LAND USE CLASSIFICATION.**
 - B. Z19-13 MERCY VAL VISTA CENTER: REQUEST TO REZONE APPROX. 11.35 ACRES LOCATED AT THE SOUTHEAST CORNER OF VAL VISTA DR. AND MERCY RD. FROM GENERAL OFFICE (GO) TO 5.08 ACRES OF GENERAL COMMERCIAL (GC) AND 6.26 ACRES OF BUSINESS PARK (BP) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow commercial and business park development of vacant property across from the Mercy Gilbert Medical Center.

RECOMMENDED MOTION

- A. Move to recommend to Town Council approval of GP19-04, a Minor General Plan Amendment; and
- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z19-13, as requested, subject to the conditions listed in the staff report.

APPLICANT/OWNER

Company: Pew & Lake, PLC.
Name: Reese Anderson
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Mesa, AZ 85204
Phone: 480-461-4670
Email: reese.anderson@pewandlake.com

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Paradise Valley, AZ 85253
Phone: 602-363-6615
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BACKGROUND/DISCUSSION

History

Date	Description
<i>August 29, 2006</i>	Town Council approved Z06-55, adopting Ordinance No. 1813, creating the Val Vista & Germann PAD.
<i>February 5, 2020</i>	Planning Commission reviewed GP19-04 and Z19-13 as a study session item.

Overview

The applicant is requesting a minor General Plan amendment, a PAD rezoning and a Preliminary Plat to develop a mixed use commercial and business park development on an approx. 8.97 net acre site generally located at the southeast corner of Val Vista Dr. and Mercy Rd. across the street from the Mercy Gilbert Medical Center and west of the Ironwood Cancer & Research Center. The General Plan land use classification is proposed to change from General Office (GO) to General Commercial (GC) and Business Park (BP). The rezoning request is from General Office (GO) to General Commercial (GC) and Business Park (BP) with a Planned Area Development (PAD) overlay to modify certain development standards and ultimately allow the construction of 97,730 sf of building space.

Along with the proposal to change the General Plan designation and zoning of the property the applicant has submitted a Preliminary Plat, which is currently under review, to subdivide the property into five (5) total lots. The Preliminary Plat will be scheduled for Planning Commission action in the future.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	Mercy Rd. then Mercy Gilbert Medical Center
South	General Commercial (GC) and Business Park (BP)	General Commercial (GC) and Business Park (BP)	Vacant land
East	General Office (GO)	General Office (GO)	Ironwood Cancer Center & Mercy Medical Commons II
West	Regional Commercial (RC)	Regional Commercial (RC)	Val Vista Dr. then Dutch Bros., Rinse n Ride Car Wash, Future Culvers
Site	General Office (GO)	General Office (GO)	Vacant land

General Plan Amendment

The General Plan currently classifies the subject site as General Office (GO), which designates the area for large scale, single or multi-story medical, professional, general or service-type office uses. The applicant is proposing to change the land use classification from General Office (GO) to General Commercial (GC) primarily along Val Vista Dr. (Lots 1, 2 & 3) and Business Park (BP) on the rear portion of the site (Lots 4 & 5), which borders Mercy Dr. and existing General Office properties to the east. The minor General Plan amendment has been requested to align the subject site's land use designations with the proposed zoning districts of General Commercial (GC) and Business Park (BP) to allow a commercial and business park development that is anticipated to include medical offices, general offices, a 6-story hotel, retail and several restaurants pads.

The site is also located within the Val Vista Medical Growth Area and is in close proximity to the Mercy Gilbert Medical Center, which was constructed in 2006 and has spurred growth in the medical office, medical research and rehabilitation/care facilities within the area. Per the General Plan, the Town anticipates that this area will continue to grow with medical offices, general offices and business park land uses supported by mixed-use, commercial and hospitality uses.

Gilbert's Growth Areas are focused on economic sustainability and therefore concentrated in employment and commerce centers that the Town wishes to expand. The developments within the Growth Areas should integrate a variety of employment options supported by a mixture of land uses but each Growth Area has been identified to support specific types of uses that are appropriate to the area and its needs.

In the case of the subject site, the Val Vista Medical Growth area is focused on medical and office uses with commercial intended to be a supportive use as opposed to a primary use. Per the applicant's proposal, commercial uses will be predominantly located along the Val Vista Dr. frontage. The total building area for the development is 97,730 sf and includes 14,000 sf of

commercial, 24,900 sf of Office/Medical uses and a 58,830-sf hotel, which is a permitted use in the BP zoning district.

The applicant has stated that they believe they conform to the General Plan for the following reasons (applicant notes in *italics*):

2.4 Land Use and Growth Areas

- **Goal 1.0; Policy 1.1:** Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.
 - *Response - This development will provide a variety of employment opportunities with easily accessible retail and service uses. The area south of the Loop 202 in Gilbert is underserved in regard to accessible restaurants, neighborhood services, and retail options. The demand for additional retail and service uses is evidenced by the significant comments which Gilbert residents have provided during the 2020 General Plan Update process. Location next to the Mercy Gilbert Hospital necessitates additional retail and service uses in this area.*
- **Goal 1.0; Policy 1.5:** Designate and protect sites for employment uses in appropriate locations to increase the Town's employment base.
 - *Response - The GC and BP zoning districts allow for uses which will provide for a range of employment. The BP zoning district is an employment zoning district which directly supports increasing the Town's employment base. Employment opportunities created by the Mercy Val Vista Center project could range from providing opportunities for a teenager working a first job as a barista to a seasoned doctor operating a successful medical practice.*
- **Goal 1.0; Policy 1.8:** Promote revitalization of under-utilized industrial and commercial properties.
 - *Response - The proposed minor general plan amendment will capture commercial uses at this desirable intersection. The Val Vista major arterial supports restaurant and retail uses directly accessible to existing vehicles travelling along the arterial. The project is also designed to attract pedestrian traffic from the hospital and nearby offices.*
- **Goal 3.0; Policy 3.1:** Promote development within Growth Areas where resources and infrastructure are in place or can reasonably be made available.
 - *Response - Right-of-way, electrical, water, and sewer infrastructure is in place adjacent to the proposed development. The proposed mix of zoning districts ensures the intent of the Val Vista Medical Growth Area (VMGA) is met and safeguards the marketability of the project.*
- **Goal 5.0; Policy 5.3:** Locate commercial and retail uses adjacent to residential uses in appropriate intensities to serve local, community and regional markets.
 - *Response – Mercy Val Vista Center will locate commercial and retail uses in appropriate intensities to serve local, community and regional markets. The development is not adjacent to residential uses, but it will provide an appropriate*

intensity including compact and mid-rise development similar to adjacent properties.

Mercy Val Vista Center will serve the local Val Vista & Mercy market along with employees and residents in the VMGA who are looking for service options south of the Loop 202. Regional markets can also be served with the site located near the Loop 202. Commercial operations meet the economic goals of the Town by generating additional sales tax receipts to support the Town of Gilbert's current and projected growth.

- **Goal 7.0; Policy 7.1:** Balance traffic circulation needs with the goal of creating pedestrian oriented neighborhoods and convenient employment/retail centers.
 - *Response – Automobile miles-travelled will be reduced by locating commercial services closer to users. The proposed development will provide convenient employment/retail centers as pursued under the General Plan. The location of this appropriate commercial and office development will achieve an efficient, orderly and sustainable community.*

Mercy Val Vista Center will be a thoughtfully organized mixed-use development in the VMGA and located along the Val Vista Drive major arterial and within 1,000 feet of the Loop 202 freeway. Location adjacent to these high-capacity transportation routes will complement the development and encourage use of public transportation and ride sharing.

Rezoning

The applicant is requesting to change the existing zoning from General Office (GO) with a PAD overlay to General Commercial (GC) and Business Park (BP) zoning districts with a PAD overlay to accommodate the proposed commercial and business park uses resulting in 97,730 sf of building space. The current GO zoning does not allow hotel uses and contains certain limitations on retail and restaurant uses. According to the applicant, GC zoning along Val Vista Dr. would benefit from the existing high volume of vehicular movement and visibility that will in turn provide additional retail and restaurant uses for those who work and commute in the area. The placement of BP zoning on the east portion of the site will ensure that employment and office users are secured while allowing for uses that support the Mercy Gilbert Medical Center. The allowed GC uses provide the needed flexibility for a mixed-use development near the hospital and along a major arterial. The site lies within Area 5 of the Vertical Development Overlay District and will allow the BP zoned area to potentially develop the hotel up to 6 stories (90 feet tall).

The applicant also believes that the proposed zoning districts are compatible with the adjacent zoning districts on the east side of Val Vista, which are GC, BP, GO, and PF/I. The anticipated hotel, restaurant and retail uses will complement the developing Mercy Gilbert Medical Center Campus and surrounding office uses as they will provide needed services in the area. The office uses on site will provide medical and professional services with a location adjacent to one of the east valley's premier hospitals.

PAD Request

The applicant is requesting a set of modified development standards as part of the Planned Area Development (PAD) overlay zoning for the proposed development. As listed in the table below in **bold**, the applicant is requesting modifications to building and landscape setbacks in the Land Development Code (LDC) along all property lines.

Project Data Table (requested modifications are shown in **bold**)

Site Development Regulations	Required per LDC GC	Required per LDC BP	Proposed GC/PAD and BP/PAD
Maximum Building Height (ft.)/Stories	45'	35'/2	45'
Vertical Development Overlay District Maximum Building Height (ft.)/Stories	N/A	90'/6	90'/6 in BP
Minimum Building Setbacks (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	20' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	15' (Eastern Boundary)
Separation Between Buildings (ft.)			
Single Story	15'	15'	15'
Multiple Story	20'	20'	20'
Minimum Required Perimeter Landscape Area (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	0' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	10' (Eastern Boundary)
Landscaping (% of net site area)	15%	15%	25.7%
Minimum Building and Landscape Setbacks from interior lot lines	May be reduced or eliminated in conformance with LDC section 2.304.E.	Same as above	0'

Side yard building and landscape setbacks along Mercy Rd.

According to the applicant, the side setback deviation adjacent to the Roosevelt Water Conservation District (RWCD) parcel is technical in nature and created because the tract remains under ownership by RWCD. The generous Mercy Road ROW landscaping strip, in addition to APN 304-53-220B, creates a substantial landscape buffer from Mercy Road. However, because

the RWCD tract remains under separate ownership, setback standards would technically be enforced from the RWCD southern property line and not from the Mercy Road ROW. Absent the PAD modifications, technically a 20-foot setback would be required from the RWCD tract, which would create a 90-foot setback from the Mercy Road edge of pavement. As mentioned above, the proposed development intends to provide minimal landscaping over the RWCD tract and has the appropriate cross-access easement for vehicular and pedestrian traffic.

Thus, one of the PAD requests is for a zero setback on the northern border of parcels 304-53-124A, -137A and -138A. As noted above, the RWCD tract is 20 feet wide and APN 304-53-220B is 20 feet wide for a total of 40 feet. In addition to this 40-foot-wide area, there is approximately 30 feet of additional landscape area within the Mercy Road ROW. The practical result of these three areas combined, provides a nearly 70-foot landscape and building setback from the existing edge of pavement of Mercy Road. The end result of this PAD request will be a generous setback of 70 feet as measured from the Mercy Road edge of pavement or 40 feet as measured from the overall site's northern parcel border, which is double the required amount of 20 feet.

Side yard setback along the southern boundary

According to the applicant, the landscape setback along the south (side yard) is proposed to be 0 ft. This request is necessary because Condition of Approval 4(g) of Zoning Ordinance No. 1813 (Z06-55), which is the ordinance for the entire 160 acres, requires the property owners to provide cross access to the other parcels. The practical implementation of this condition of approval 4(g) has led to previous developments installing a 13 ft. half-street (for a total width of 26 ft.) private driveway along their respective boundaries that are not adjacent to a public street. In this instance, the applicant is proposing a 15 ft. half-street along the south side, which will connect to the properties to the east, over to Rome Street. Because Ordinance No. 1813 requires this private drive along the south boundary, no landscaping can be installed in this area. Nevertheless, the applicant is proposing a substantial landscaping strip just north of the private drive adjacent to the parking stalls that more than complies with the applicable landscaping areas. On average, this landscaping area along the southern boundary is wider than the required 20 ft in the GC district and much wider than the required 5 ft. in the BP district; thus more than satisfying the spirit of the standard. Notably, there is no requested reduction in the building setbacks along the southern boundary.

Rear perimeter landscape area along the eastern boundary

According to the applicant, the reduced width of the perimeter landscape area along the eastern boundary to 10' is requested, due to the placement of the proposed trash enclosures near the existing trash enclosures of the adjacent Ironwood Cancer Center. This reduction also facilitates the placement of parking spaces at 12 ft. from the east property line, which is needed to help align circulation routes and meet required parking space totals. The design and location of the trash enclosures were carefully angled in such a manner to not only shield them from public view but to maximize vehicular circulation and parking for optimum efficiency. Because a small "triangle" area of the enclosures encroaches into the required 15 ft. landscaped area, the deviation is requested. The bulk of the enclosures are outside the 15 ft. landscape area. Please note that the

eastern landscaping areas on the northern and southern ends of the project are approximately twice as wide as the code requires, which provide an enhanced look when viewed externally.

Internally, this landscaping area will be combined with the landscaping area to the east next to the Ironwood Cancer Center and Mercy Medical Commons II developments that will create a total landscape area width of approx. 25 ft. Given the proposed reduction in the width, the applicant believes the area is still wide enough to accommodate required landscaping and a proposed DG pedestrian trail that will provide several connection points to the adjacent properties and allow employees from neighboring properties to access the businesses proposed as part of this project.

Building and landscape setbacks interior to the site

According to the applicant, to the extent that any setbacks are required where GC zoning is adjacent to BP zoning, they are requesting those to be zero as this site will be master planned and developed as a commercial plat with five separate lots.

In order to be consistent with the LDC and provide for future flexibility, Staff recommends the applicants' request be modified to match the same standard/language allowed for setbacks internal to an approved Master Site Plan, commercial subdivision or Development Plan as listed in the LDC Section 2.304.E. This standard reads as follows: *Building setbacks and landscape areas (internal to an approved Master Site Plan, commercial subdivision or Development Plan) may be reduced or eliminated, provided the project meets the Town of Gilbert Commercial Design Guidelines and pedestrian paths, vehicular connectivity, and shared parking are clearly depicted and duly recorded.*

PLANNING COMMISSION STUDY SESSION, FEBRUARY 5, 2020:

During the Study Session, the following comments were brought forth by the Planning Commission Members:

- The Commissioners stated that the General Plan and zoning changes were a good use on the proposed property. Commercial on the frontage will be very beneficial given all of the office buildings that are going in.
- Commissioners struggled with a majority of the requested deviations but were comfortable with the north boundary deviation because of the existing RWCD easements.
- The Commissioners were concerned with allowing deviations for internal setbacks that later might not be utilized in the way that was originally anticipated. In response, staff has recommended a revised condition concerning internal setbacks to be consistent with code language that says the setbacks “may” be reduced or eliminated under certain circumstances.
- Some Commissioners stated that without knowing specifically that there are projects ready to go on the site, they were not sure they would be fully supportive of all of the requested deviations.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on May 22, 2019 at Spectrum Elementary School in Gilbert. Two (2) surrounding property owners attended the meeting and are in support of the proposed development and had no questions or concerns.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP19-04, to change the land use classification on approx. 11.35 acres, generally located at the southeast corner of Val Vista Dr. and Mercy Rd. from General Office (GO) to approx. 5.08 acres of General Commercial (GC) and 6.26 acres of Business Park (BP) land use classification; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z19-13 rezoning approx. 11.35 acres, generally located at the southeast corner of Val Vista Dr. and Mercy Rd. from General Office (GO) to 5.08 acres of General Commercial (GC) and 6.26 acres of Business Park (BP) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions:
 - a. Dedication of a privately-owned roadway easement or tract for the Maplewood Road alignment adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Dedication of Maplewood Road shall extend a minimum of 25 feet from the property monument line.
 - b. Construction of off-site improvements to Val Vista Drive, Mercy Road and Maplewood Road adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property or at the time requested by Gilbert, whichever is earlier.
 - c. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert’s written request may result in the reversion of the zoning of the Property to the prior zoning classification.
 - d. Developer shall create a Property Owner’s Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all roadway easements, common areas, open space areas, and landscaping within the rights-of-way.

- e. Developer shall record easements to be owned by the POA for pedestrian, bicycle or trail system purposes as shown on the approved site plan, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.
- f. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.
- g. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Site Development Regulations	Proposed GC/PAD and BP/PAD
Minimum Building Setbacks (ft.)	
Side (Street)	0' (Mercy Rd.)
Minimum Required Perimeter Landscape Area (ft.)	
Side (Street)	0' (Mercy Rd)
Side (Nonresidential/Commercial)	0' (Southern Boundary)
Rear (Nonresidential/Office)	10' (Eastern Boundary)
Minimum Building & Landscape Setbacks from interior lot lines	Building setbacks and landscape areas (internal to an approved Master Site Plan, commercial subdivision or Development Plan) may be reduced or eliminated, provided the project meets the Town of Gilbert Commercial and Industrial/Employment Design Guidelines and pedestrian paths, vehicular connectivity, and shared parking are clearly depicted and duly recorded.

Respectfully submitted,



Keith Newman,
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Vicinity/Aerial Map
- 3) Project Narrative
- 4) General Plan Land Use Exhibit
- 5) Zoning Exhibit
- 6) Development Plan
- 7) Minutes from the Planning Commission Study Session on February 5, 2020

Public Hearing

PLANNING COMMISSION DATE:
TOWN COUNCIL DATE:

Wednesday, March 4, 2020* TIME: 6:00 PM
Tuesday, April 7, 2020* TIME: 6:30 PM

*Call Planning Division to verify date and time: (480) 503-6812

LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

GP19-04 MERCY VAL VISTA CENTER: Request for Minor General Plan amendment to change the land use classification of approx. 11.34 acres generally located at the Southeast corner of Val Vista Dr. and Mercy Rd. from General Office (GO) to approx. 5.08 acres of General Commercial (GC) and 6.26 acres of Business Park (BP) land use classification. The effect will be to permit the development of a business park and commercial center.

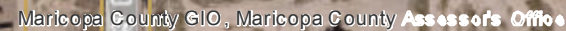
Z19-13 MERCY VAL VISTA CENTER: Request to rezone approx. 11.34 acres generally located at the Southeast corner of Val Vista Dr. and Mercy Rd. from General Office (GO) to 5.08 acres of General Commercial (GC) and 6.26 acres of Business Park (BP) zoning district with a Planned Area Development (PAD) overlay. The effect of this rezone will be to allow business park and commercial development with modified development standards as follows: reduction of perimeter building setbacks, of perimeter landscape setbacks, and of interior landscape setback requirements.

SITE LOCATION:



APPLICANT: Pew & Lake
CONTACT: Reese Anderson
ADDRESS: 1744 S. Val Vista Dr.
Mesa, AZ 85204

TELEPHONE: 480-461-4676
E-MAIL: reese.anderson@pewandlake.com

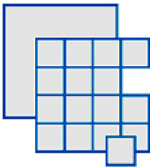


Mercy Val Vista Center

Minor General Plan Amendment; Rezoning; Preliminary Plat
SEC Val Vista Dr. and Mercy Rd.

Project Narrative

Submitted by:



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

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On behalf of:
The Victoria Lund Foundation

February 10, 2020

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Project Narrative

I. Introduction

Pew & Lake, PLC, on behalf of The Victoria Lund Foundation, is pleased to submit this project narrative and related exhibits in support of development requests for approximately 8.97 net (11.35 gross) acres located at the SEC of Val Vista Drive and Mercy Road in Gilbert, Arizona. The site is further identified as parcel numbers 304-53-124A, -137A, -138A, -220B, and -365 on the Maricopa County Assessor's Map.

This request, if approved, will allow for the development of *Mercy Val Vista Center*, a premium commercial center with office buildings, retail stores, a 6-story hotel, and restaurants. The proposed development integrates a variety of uses and compliments the neighboring parcels including the Mercy Gilbert Hospital and Copper Point Business Park. See Figure 1 below for an aerial view of the site.

Figure 1 – Site Aerial



II. Development Requests

Our requests are for Town of Gilbert approval of the following:

1. Minor General Plan Amendment from General Office (GO) to Business Park (BP) and General Commercial (GC);
2. Rezoning from General Office (GO) to Business Park (BP) and General Commercial (GC), with a Planned Area Development Overlay (PAD);
3. Amending the Val Vista 160 & Germann PAD to allow BP and GC Zoning on the site;
4. Preliminary Plat

III. Existing Site Conditions

The site is vacant and unremarkable in its topography. Right-of-way improvements on both Val Vista Drive and Mercy Road are in place, including sidewalk curb/gutter. The neighbor to the east is currently installing the driveway and decel lane on Mercy Road to allow access to both properties.

The Roosevelt Water Conservation District owns a 20 ft. wide strip of land immediately south of APN 304-53-220B and cross-access easements are being obtained in order to allow access to and over the drive aisle and parking. An additional cross-access easement exists with the eastern neighbor at the northeast corner of the site.

There is a common, shared driveway/curb cut built at the southwest corner of the site which aligns to the QuikTrip gas station driveway on the other side of Val Vista. This driveway is a result of the master zoning case (Z06-55) for the larger 160 acres that requires the properties to provide internal cross access.

IV. Relationship to Surrounding Properties

The Mercy Gilbert Hospital lies north of the site separated by Mercy Road. The Ironwood Cancer and Research Center and Mercy Medical Commons II is located to the east. Land south of the site is vacant but processing a rezoning case to GC zoning. Land directly west across Val Vista is zoned RC and includes a Dutch Bros Coffee, Car Wash and QuikTrip.

Table 1 – Existing and Surrounding Land Use Context

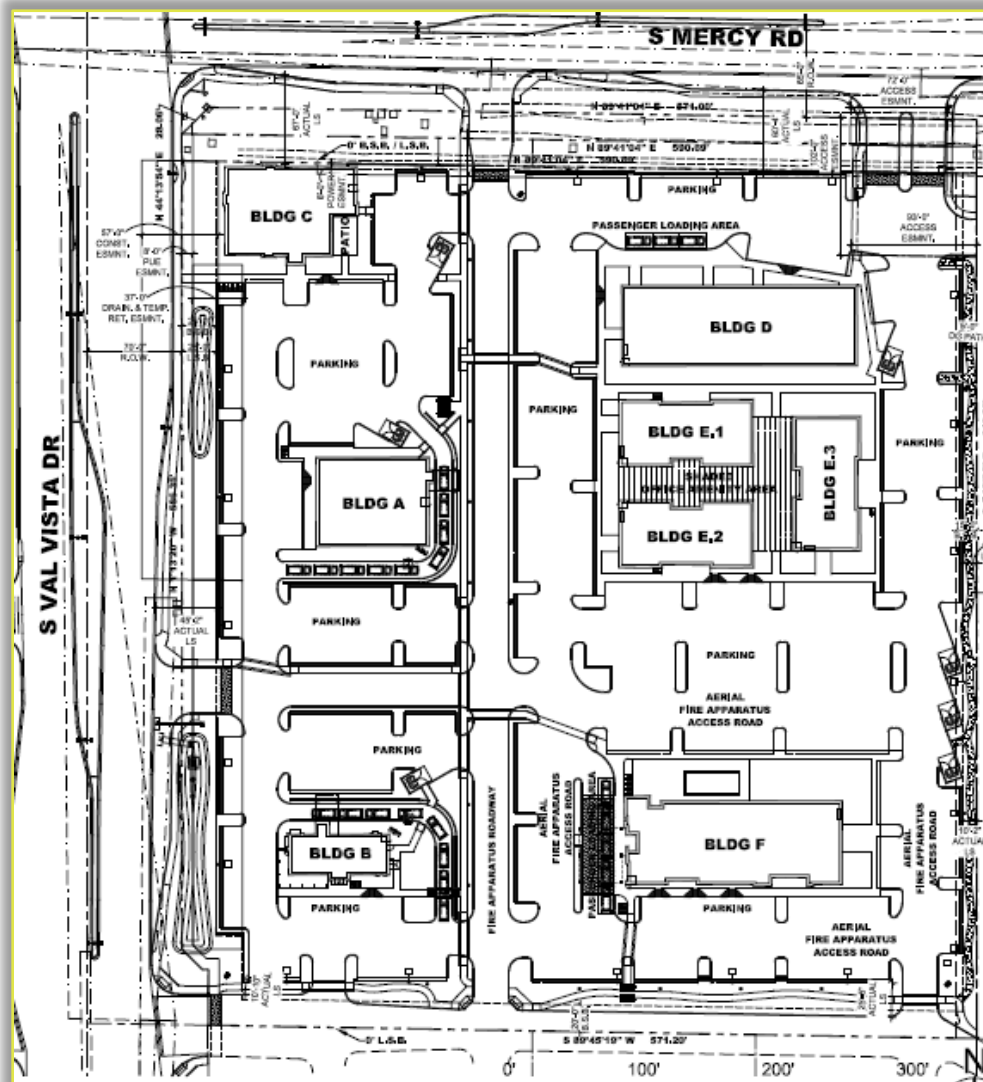
Direction	General Plan & Zoning Designation	Use
Project Site	General Office (GO)	Vacant
North	Public Facility/Institutional (PF/I)	Mercy Gilbert Hospital; Mercy Road
East	General Office (GO)	Ironwood Cancer and Research Center; Mercy Medical Commons II (MOB)
South	General Commercial and Business Park (BP)	Vacant (Proposed Commercial Center along Val Vista)
West	Regional Commercial (RC)	Val Vista Drive; Dutch Bros Coffee; Car Wash; QuikTrip; Vacant; Aspens Senior Living Community

V. Project Description

The proposed *Mercy Val Vista Center* consists of five strategically placed lots and one tract, which will be subject to private design guidelines and provide for a quality development in the Town of Gilbert. The development will feature over 15,600 SF of retail/restaurant with

24,900 SF of office in addition to a 6-story, 107 room, hotel. The figure on the next page is a depiction of the proposed development plan submitted with this application.

Figure 2 – Proposed Development Plan



As shown above, the development plan illustrates an efficient use of land with thoughtful traffic circulation and parking. Buildings A-C are contemplated for either restaurant or retail use. Buildings D-E are contemplated for a variety of office uses which complement the hospital. Building F is proposed as a 6-story hotel. The coordinated mixed-uses will provide for a desired product in this developing area of Gilbert.

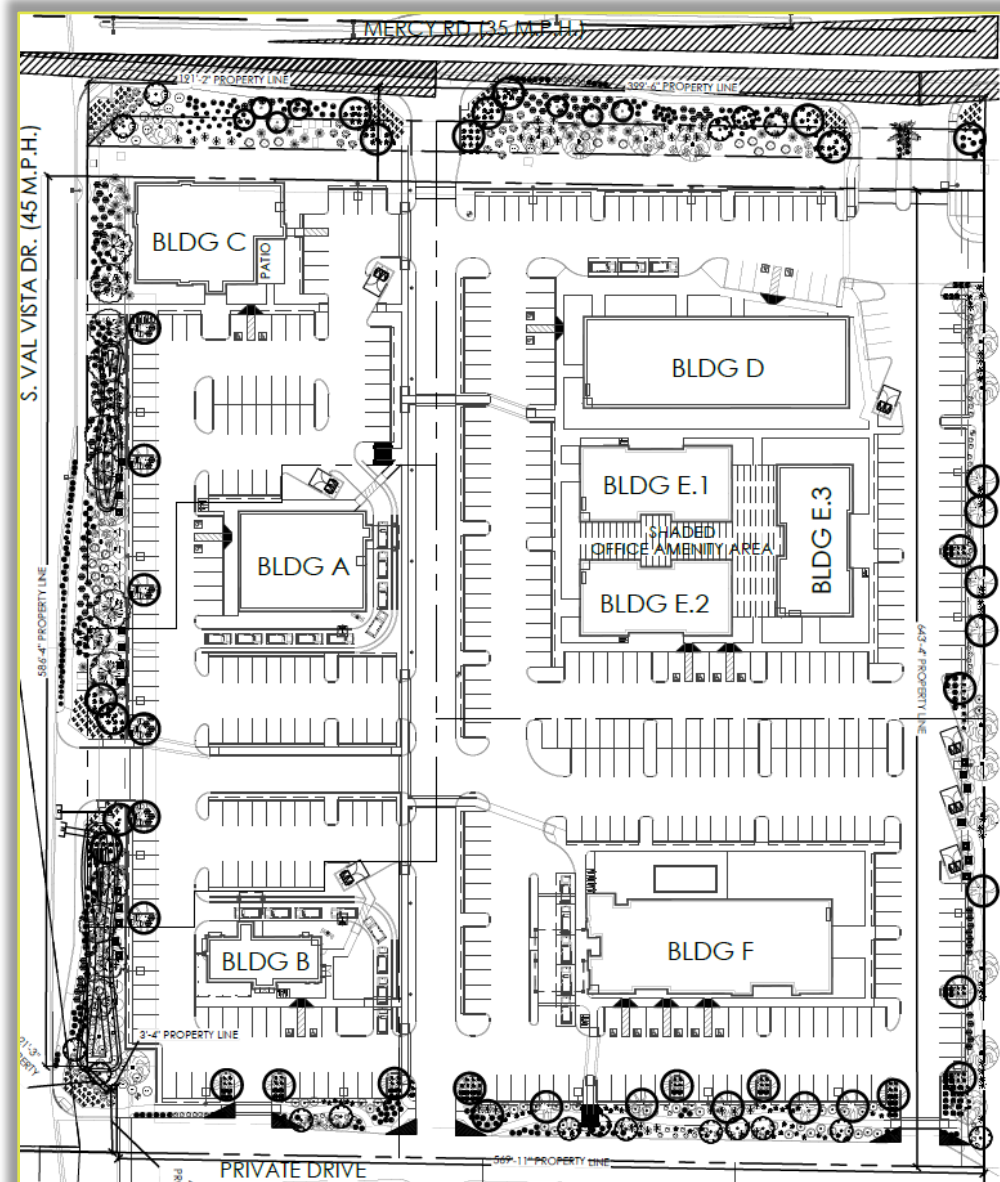
1. Landscaping, Open Space, and Circulation

Mercy Val Vista Center incorporates landscape plans with connectivity throughout the site and to the surrounding community. The proposed developments will be appropriately

buffered to surrounding uses. The total gross open space is approximately 131,444 sq. ft. or 26.2% of the site.

The below figure illustrates the submitted landscape plan. Interior landscaping will happen with the development of each parcel.

Figure 3 – Proposed Landscape Plan



a. Onsite Connectivity

The proposed development includes a network of landscaped pathways that promote pedestrian travel, safe and efficient linkages to site amenities, and harmony between the uses. A sidewalk runs generally north to south in the middle of the site and provides linkages

to the proposed buildings. There is also a decomposed granite path along the east side that provides an additional north-south connection as well as connectivity to the east and adjacent medical offices.

b. External Connectivity

Onsite pathways will link the site to the adjacent properties and surrounding area. The site contains seven (7) points of vehicular egress and ingress. Two (2) of those points are along Mercy Road and one (1) is along Val Vista Drive. Three (3) access points arise from the private drive on the south of the site. An additional access exists via the cross-access easement established with the neighbor to the east which provides access to and from Rome Street. Pedestrian connectivity includes joining all of the adjacent properties, including the eastern neighbors via a walkway along the eastern boundary of the site.

c. Buffers and Transitions

The proposed *Mercy Val Vista Center* development will provide lush desert landscaping and comply with all applicable requirements for landscape counts and plant material. Shade trees and shrubs selected from local recommended plant lists will be established along the border of the site to screen views to and from the site and surrounding properties. The plant selection and layout are intended to contribute to the subject site's prominence and sense of place. Additional plantings will be included in the foundation base landscaping and between buildings and structures. Landscaping standards within the RWCD area will need to be minimized as they have been to the east of this site to recognize that this area is an irrigation line and controlled by RWCD. Landscaping along Mercy Road will be refreshed and replenished as needed.

2. Architectural Design

Master Site Plan review will be sought for the project. Additional detail on architectural design will be provided at that point. Approval of architectural elevations will create design guidelines to guide development. By establishing these design guidelines, the owner will be able to market the site and potential users/buyers will have an attractive template to guide future construction consistent with the Master Site Plan.

The buildings are contemplated to be designed with upscale modern architectural features including sophisticated building form. The buildings will be punctuated with various design materials, details, and colors consistent with recent trends, but not overstated given the contemporary themes. The overall architectural design will provide for enhanced visual interest, environmental comfort, and design creativity. The envisioned materials include stone and brick products, accentuated by stucco finishes and use of anodized bronze.

3. Parking and Local Transit Access

The proposed development will comply with parking standards for surface materials, parking dimensions, landscaping, and parking counts. Where 370 total parking spaces are required, *Mercy Val Vista Center* provides 427 spaces, 57 spaces above the requirement. The table below demonstrates the parking ratios broken down by each proposed building.

Table 2 – Parking Counts by Lot

Lot Number (Standard)	Parking Required	Parking Provided
Lot 1 (6,000 SF @ 1/100) + (522 SF @ 1/400)	62	62
Lot 2 (3,200 SF @ 1/250) + (2,400 SF @ 1/100)	37	58
Lot 3 (2,400 SF @ 1/100) + (200 SF @ 1/400)	25	27
Lot 4 (10,500 SF @ 1/150) + (14,400 SF @ 1/250)	128	142
Lot 5 (107 rooms @ 1.1/room)	118	138
Total	370	427

4. Development Standards

The proposed development will require minimal deviations from the development standards of the BP and GC zoning districts. For setback clarity, Val Vista Drive is being treated as the “front” for all parcels and zoning districts. Please see the table and corresponding explanations below.

Table 3 – Project Data Table

Site Development Regulations	Allowed per LDC GC	Allowed per LDC BP	Proposed GC/PAD and BP/PAD
Maximum Building Height (ft.)/Stories	45'	35'/2	45'
Vertical Development Overlay District Maximum Building Height (ft.)/Stories	N/A	90'/6	90'/6 in BP
Minimum Building Setbacks (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	20' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	15' (Eastern Boundary)
Separation Between Buildings (ft.)			
Single Story	15'	15'	15'
Multiple Story	20'	20'	20'
Minimum Required Perimeter Landscape Area (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)

Site Development Regulations	Allowed per LDC GC	Allowed per LDC BP	Proposed GC/PAD and BP/PAD
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	0' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	10' (Eastern Boundary)
Landscaping (% of net site area)	15%	15%	26.2%
Minimum Building & Landscape Setbacks from interior lot lines	See above	See above	0' – Building setbacks and landscape areas (internal to an approved Master Site Plan, commercial subdivision or Development Plan) may be reduced or eliminated, provided the project meets the Town of Gilbert Commercial Design Guidelines and pedestrian paths, vehicular connectivity, and shared parking are clearly depicted and duly recorded.

Deviation #1: Zero foot Side yard Building Setback in the BP and GC Zones (Mercy Road)

The side setback deviation adjacent to the RWCD parcel is technical in nature and created because the RWCD tract remains under ownership by RWCD. The generous Mercy Road ROW landscaping strip, in addition to APN 304-53-220B, creates a substantial landscape buffer from Mercy Road. However, because the RWCD tract remains under separate ownership, setback standards would technically be enforced from the RWCD southern property line and not from the Mercy Road ROW. As mentioned above, the proposed development intends to provide minimal landscaping over the RWCD tract and has the appropriate cross-access easement for vehicular and pedestrian traffic.

Thus, one of the PAD requests is for a zero setback on the northern border of parcels 304-53-124A, -137A and -138A. As noted above, the RWCD tract is 20 feet wide and APN 304-53-220B is 20 feet wide for a total of 40 feet. In addition to this 40 foot wide area, there is approximately 30 feet of additional landscape area within the Mercy Road ROW. The practical result of these three areas combined, provides a nearly 70 foot landscape and building setback from the existing edge of pavement of Mercy Road. Absent the PAD modifications, technically a 20 foot setback would be required from the RWCD tract which would create a 90 foot setback from the Mercy Road edge of pavement. The end result of this PAD request will be a generous setback of 70 feet as measured from the Mercy Road edge of pavement or 40 feet as measured from the overall site's northern parcel border which is double the required amount of 20 feet.

Deviation #2: Zero foot Side yard Landscape Setback in the BP and GC Zones (Mercy Road)

The reasoning for this deviation to the side landscape setback is synonymous with the description given under Deviation #1 above.

Deviation #3: Zero foot Side yard Landscape Setback in the BP and GC Zones (Southern Boundary)

The landscape setback along the south (side yard) is proposed to be 0 feet. This request is necessary because Condition of Approval 4(g) of Zoning Ordinance No. 1813 (Z06-55), which is the ordinance for the greater 160 acres, requires the property owners to provide cross access to the other parcels. The practical implementation of this Condition of Approval 4(g) has led to previous developments installing a 13 ft. half-street (for a total width of 26 feet) private driveway along their respective boundaries that are not adjacent to a public street. In this instance, applicant is proposing a 15 foot half-street along the south side, which will connect to the properties to the east, over to Rome Street. Because Ordinance No. 1813 requires this private drive along the south boundary, no landscaping can be installed in this area. Nevertheless, there is a substantial landscaping strip just north of the private drive adjacent to the parking stalls that more than complies with the applicable landscaping areas. On average, this landscaping area along the southern boundary is wider than the required 20 feet in the GC district and much wider than the required 5 feet in the BP district; thus more than satisfying the spirit of the standard. Notably, there is no requested reduction in the building setbacks along the southern boundary.

Deviation #4: Ten foot Rear Landscape Setback in the BP Zone (Eastern Boundary)

The reduced width of the perimeter landscape area along the eastern boundary to 10' is due to the placement of the proposed trash enclosures near the existing trash enclosures of the adjacent Ironwood Cancer Center. This reduction also facilitates the placement of parking spaces at 12 ft. from the east property line, which is needed to help align circulation routes and meet required parking space totals given the location of the north entrance onto Mercy Road, which was established at the time the Mercy Gilbert Hospital was constructed. The design and location of the trash enclosures were carefully angled in such a manner to not only shield them from public view but to maximize vehicular circulation and parking for optimum efficiency. With this improved design, only a small "triangle" area of the enclosures slightly encroaches into the 15 ft. landscaped area, while the bulk of the enclosure is outside of the 15 ft. landscape area. Please note that the eastern landscaping areas on the northern and southern ends of the project are approximately twice as wide as the code requires, which provides an enhanced look when viewed externally. Internally, this landscaping area will be combined with the landscaping area to the east next to the Ironwood Cancer Center and Mercy Medical Commons II development that will create a total landscape area width of approximately 25 feet. Given the proposed reduction in the width we believe the area is still wide enough to accommodate required landscaping and a proposed DG pedestrian trail that will provide several connection points to the adjacent properties and allow employees from neighboring properties to access the businesses proposed as part of this project. Notably, there is no request to reduce the building setback.

Deviation #5: Building and Landscape Setbacks Interior to the Site

To the extent that any setbacks are required because we have GC zoning adjacent to BP zoning, we request that because the site will be developed under a Master Site Plan, the interior setbacks of the development may be reduced or eliminated, provided the project meets the Town of Gilbert Commercial Design Guidelines and pedestrian paths, vehicular connectivity, and shared parking are clearly depicted and duly recorded.

5. Utilities and Infrastructure

The proposed development will comply with all applicable Town of Gilbert regulations and standards regarding right-of-way and infrastructure improvements, unless modified by the PAD request. Along the property's frontages, full improvements are in place.

6. Project Phasing

Efficient phasing will enable the successful implementation of the proposed development plan. The five lots created under the preliminary plat will be developed under market conditions. It is anticipated that the PAD sites will be developed first followed by the hotel, retail, and office buildings. There is not a phasing plan proposed at this time but approval of the zoning, plat and design guidelines will ensure that development will be able to occur as expeditiously and orderly as possible.

VI. Minor General Plan Amendment

The minor general plan amendment is consistent with the goals, ideals and purposes of the overall Gilbert General Plan. A mixed-use development which incorporates office uses with retail, restaurant, and hotel uses is an appropriate use for this corner. Expansion of medical uses which support and integrate with the Gilbert Mercy Hospital have succeeded in the GO designated area which surrounds the hospital but demand for mixed-use products including a hotel and PAD uses has also grown. The current classification of GO does not allow hotel uses on the site and limits restaurant and retail uses. Thus, changing the general plan designation to GC and BP will expand the available uses on the site and encourage development of this parcel in a way which is consistent with the surrounding area.

Designating the land as GC and BP respectively will not conflict with surrounding general plan designations. RC designated property exists on the land west of Val Vista Drive as shown in the figures on the next page. Expanding the commercial land use and zoning designations across Val Vista Drive will complement the existing designations in the area. The proposed development will provide a varied palette of uses which support existing development and will encourage additional development within all surrounding land use designations.

Figure 4 – Town of Gilbert General Plan Map (Existing)

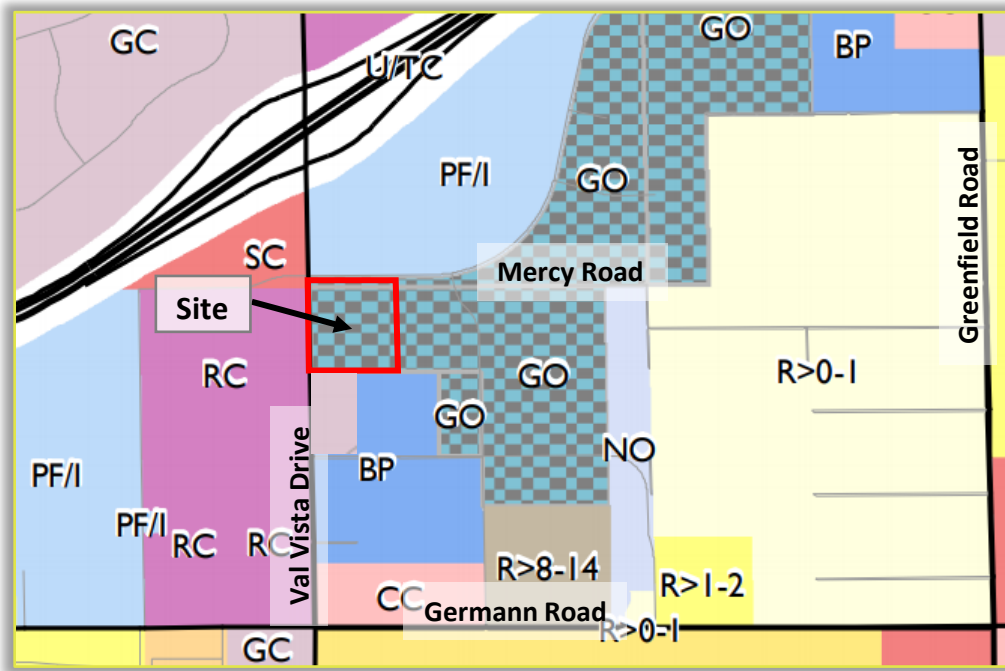
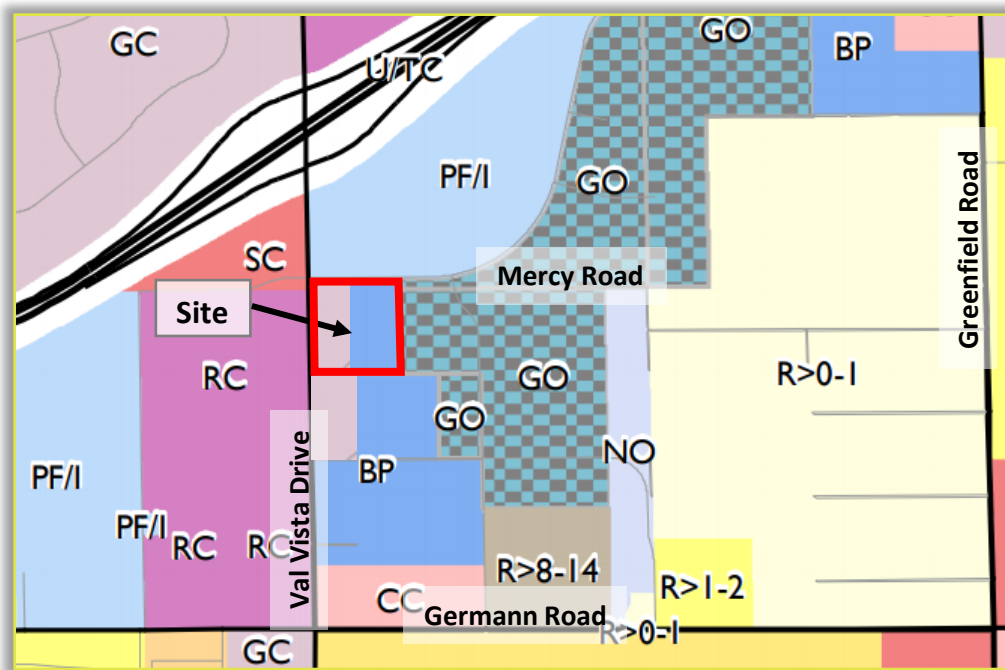


Figure 5 – Town of Gilbert General Plan Map (Proposed)

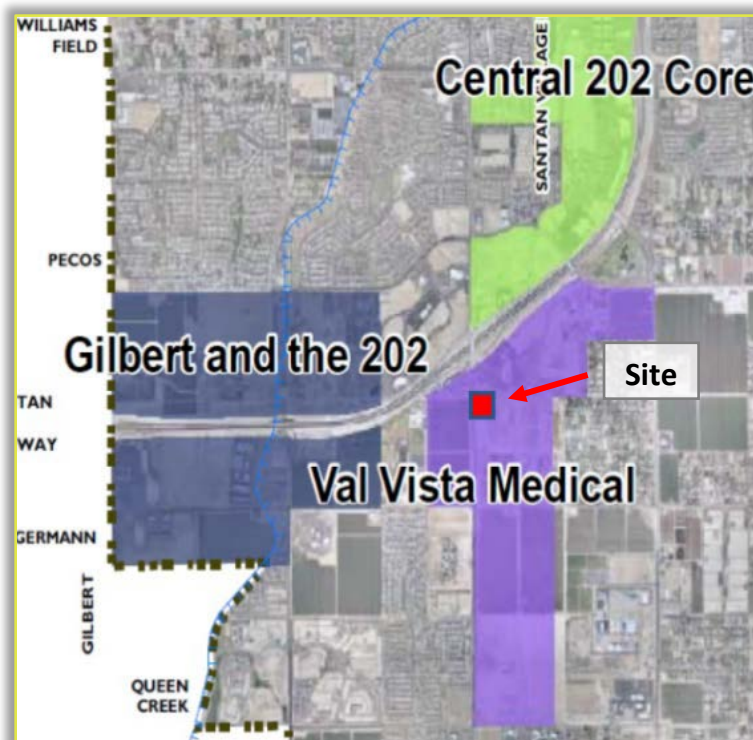


Val Vista Medical Growth Area

As depicted in Figure 6 below, the site is located within the Val Vista Medical Growth Area (VMGA) where there is already adequate infrastructure constructed and multi-modal transportation options exist or are planned. This request is consistent with the stated goals

of the VMGA which according to the Town of Gilbert General Plan Chapter 2 Page 7 is that “The Town anticipates that this area (i.e. VMGA) will continue to grow with medical office, general office and business park land uses supported by mixed-use, commercial and hospitality uses”. The proposed project will support all the uses outlined in the VMGA and provide for a high-quality mixed-use area.

Figure 6 – Val Vista Medical Growth Area



In addition, the project complies with the goals, objectives, and policies of outlined in the General Plan as follows:

Goal 1.0: Promote Gilbert as a community in which to live, work and play.

- **Policy 1.1: Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.**

This development will provide a variety of employment opportunities with easily accessible retail and service uses. The area south of the Loop 202 in Gilbert is underserved in regards to accessible restaurants, neighborhood services, and retail options. The demand for additional retail and service uses is evidenced by the significant comments which Gilbert residents have provided during the 2020 General Plan Update process. Location next to the Mercy Gilbert Hospital necessitates additional retail and service uses in this area.

- **Policy 1.5: Designate and protect sites for employment uses in appropriate locations to increase the Town’s employment base.**

The GC and BP zoning districts allow for uses which will provide for a range of employment. The BP zoning district is an employment zoning district which directly supports increasing the Town’s employment base. Employment opportunities created by the *Mercy Val Vista Center* project could range from providing opportunities for a teenager working a first job as a barista to a seasoned doctor operating a successful medical practice.

- **Policy 1.8: Promote revitalization of under-utilized industrial and commercial properties.**

The proposed minor general plan amendment will capture commercial uses at this desirable intersection. Incentives from the Town of Gilbert are not being sought under the request because market demand currently supports the development. The Val Vista major arterial supports restaurant and retail uses directly accessible to existing vehicles travelling along the arterial. The *Mercy Val Vista Center* project is also designed to attract pedestrian traffic from the hospital and nearby offices.

Goal 3.0: Manage growth to achieve an efficient, orderly and sustainable community.

- **Policy 3.1: Promote development within Growth Areas where resources and infrastructure are in place or can reasonably be made available.**

Right-of-way, electrical, water, and sewer infrastructure is in place adjacent to the proposed development. The proposed mix of zoning districts ensures the intent of the Val Vista Medical Growth Area is met and safeguards the marketability of the project.

Goal 5.0: Promote commercial, retail, and employment land uses that are compatible with adjacent land uses and meet economic goals.

- **Policy 5.3: Locate commercial and retail uses adjacent to residential uses in appropriate intensities to serve local, community and regional markets.**

Victory Plaza will locate commercial and retail uses in appropriate intensities to serve local, community and regional markets. *Mercy Val Vista Center* is not adjacent to residential uses but it will provide an appropriate intensity including compact and mid-rise development similar to adjacent properties.

Mercy Val Vista Center will serve the local Val Vista & Mercy market along with Gilbert employees and residents in the Val Vista Medical Growth Area who are looking for service options south of the Loop 202. Regional markets can also be served with the site located near the Loop 202. Commercial operations meet the economic goals of the Town by generating additional sales tax receipts to support the Town of Gilbert’s current and projected growth.

Goal 7.0: Reduce automobile dependency in growth areas by efficient organization of land uses and other methods

- **Policy 7.1: Balance traffic circulation needs with the goal of creating pedestrian oriented neighborhoods and convenient employment/retail centers.**

Automobile miles-travelled will be reduced by locating commercial services closer to users. The proposed development will provide convenient employment/retail centers as pursued under the General Plan. The location of this appropriate commercial and office development will achieve an efficient, orderly and sustainable community.

Mercy Val Vista Center will be a thoughtfully organized mixed-use development in the VMGA and located along the Val Vista Drive major arterial and within 1,000 feet of the Loop 202 freeway. Location adjacent to these high-capacity transportation routes will complement the development and encourage use of public transportation and ride sharing.

VII. Rezoning

After much consideration, it has been determined that the best zoning district to provide the needed flexibility of uses within the site is GC along Val Vista and BP for the remainder of the site. The property is currently zoned GO which does not allow hotel uses and limits retail and restaurant uses. Establishing the GC zoning district along the Val Vista major arterial will allow for development of uses which benefit from the existing Val Vista vehicular movement and visibility including restaurant and retail users. The placement of BP zoning on the remainder of the site will ensure that employment and office users are secured while allowing for a supporting hospitality use.

The GC Zoning District in conjunction with the BP Zoning District will capture the development potential for this site. The allowed GC uses provide the needed flexibility for a mixed-use development near the hospital and along a major arterial. As indicated in Figure 7 on the next page, the site lies within Area 5 of the Vertical Development Overlay District (VDOD). The VDOD will allow the BP zoned area to develop the hotel which is proposed at 6 stories (90 feet) (see Figure 10).

The proposed zoning districts are compatible with all of the adjacent zoning districts to the site, which are BP, GO, and PFI, as well as SC, as shown in the figure on the next page. The anticipated hotel, restaurant and retail uses will complement the developing Mercy Gilbert Medical Center Campus and surrounding office uses as they will provide needed services in the area. The office uses on site will provide medical and professional services with a location adjacent to one of the east valley's premier hospitals.

Figure 7 – Town of Gilbert Zoning Map (Existing)

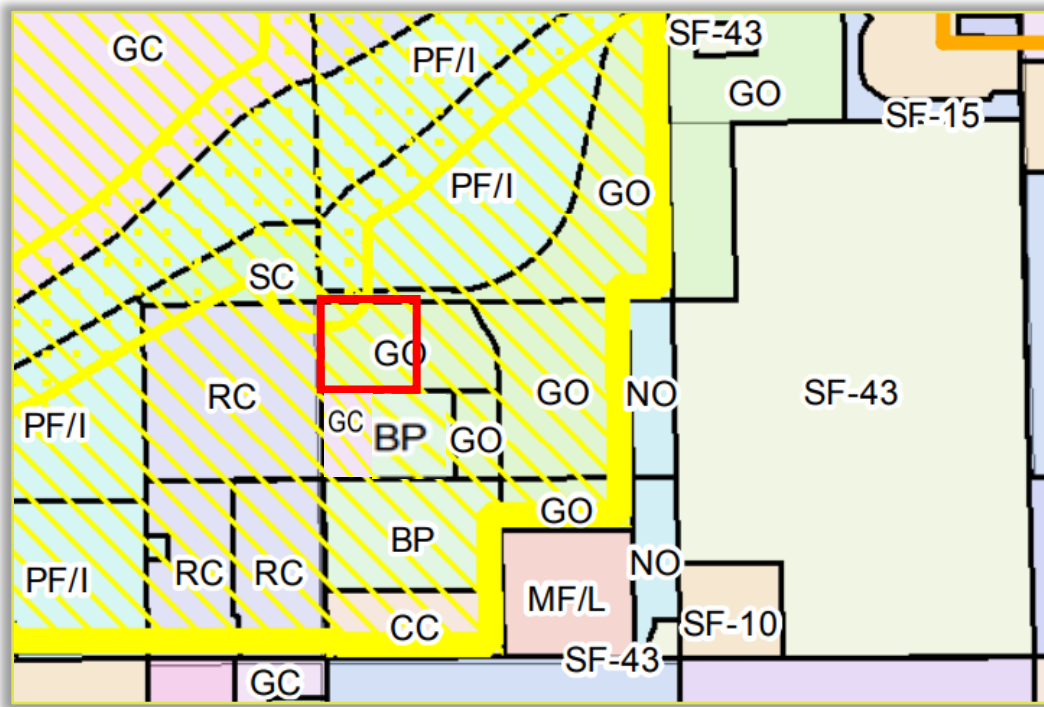


Figure 8 – Town of Gilbert Zoning Map (Proposed)

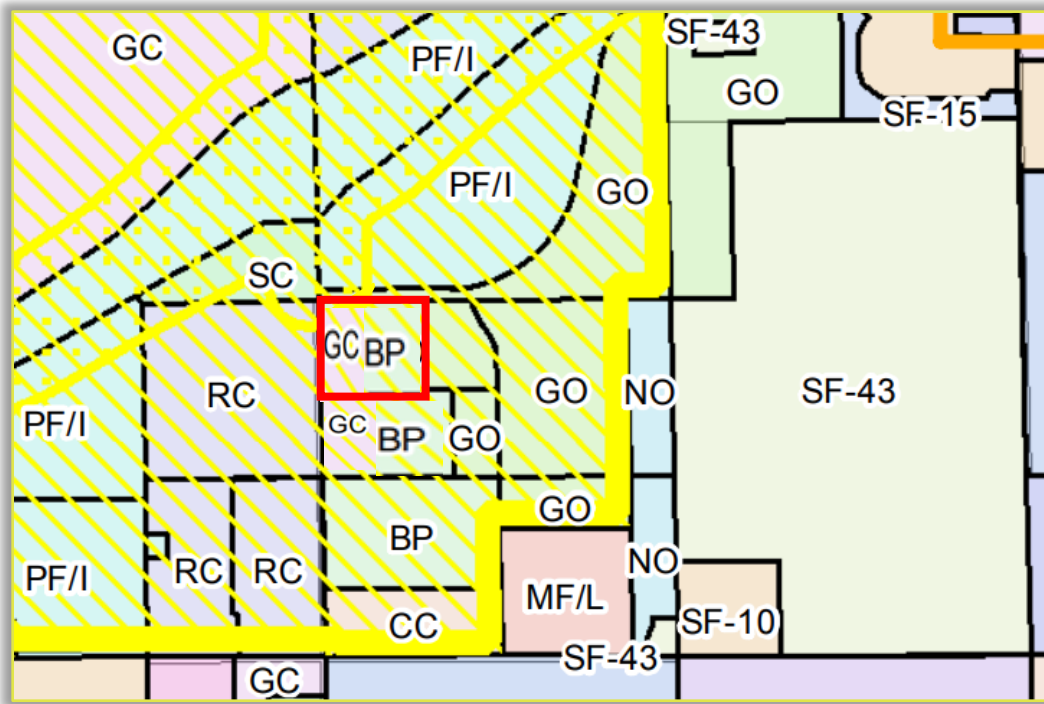


Figure 9 – Excerpt from Gilbert Land Development Code VDOD Section 3.503

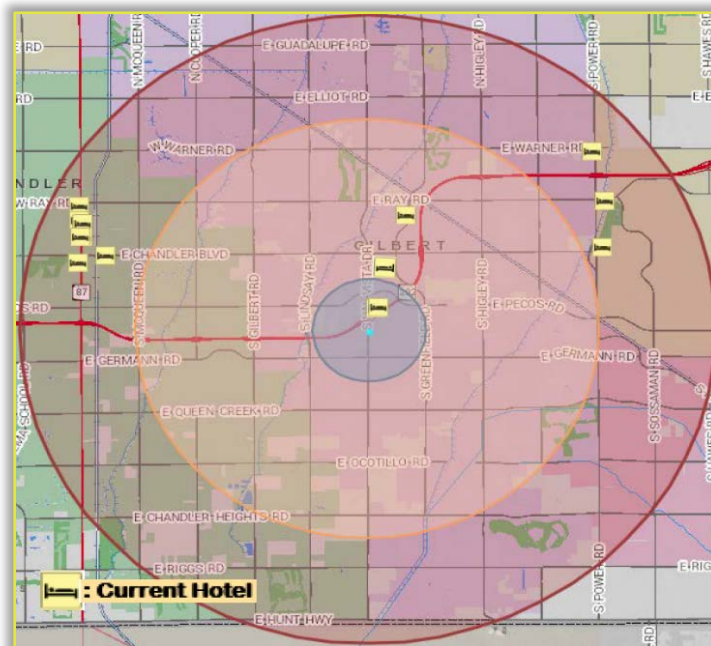
3.503 Land Use and Development Regulations

TABLE 3.503A. BUILDING HEIGHTS & SETBACKS – AREAS 1 & 5

ZONING DISTRICT	BASE MAXIMUM BUILDING HEIGHT/ STORIES	BONUS* MAXIMUM BUILDING HEIGHT/ STORIES	BONUS* MAXIMUM BUILDING & LANDSCAPE SETBACK REDUCTIONS	ADDITIONAL REGULATIONS
RC	90’/6	150’/11	50% Of Req’d. In RC District	(A), (B), (C)
GO	90’/6	150’/11	50% Of Req’d. In GO District	(A), (B), (C)
BP	90’/6	150’/11	50% Of Req’d. In BP District	(A), (B), (C)
PF/I	90’/6	150’/11	50% Of Req’d. In PF/I District	(A), (B)

The fiscal impact which rezoning to GC and BP has on the Town of Gilbert can be measured both by the capturing of existing consumers who otherwise would seek services outside of Gilbert and by the creation of uses which attract outside users. In this case, the hotel use will attract users from outside of Gilbert given its proximity to the Mercy Gilbert Medical Center and the Copper Point Business Park. There are only 5 hotels within a 4-mile radius of the site and 13 hotels within a 6-mile radius of the site as illustrated in Figure 11 below.

Figure 10 – Hotel Uses near Loop 202 South



VIII. Conclusion

Mercy Val Vista Center is a vibrant project that offers a high-quality, mixed-use development within the Val Vista Medical Growth Area and within Area 5 of the Vertical Development Overlay District. The proposal will ensure that superior design guidelines are met for the development. The proposed plans exceed standards and possess the elements of a viable and sustainable place for visitors and residents of Gilbert alike to shop, work, and eat.

GENERAL PLAN EXHIBIT
FOR
MERCY VAL VISTA CENTER

A PORTION OF THE SOUTHWEST QUARTER, SECTION 4, T.2 S., R.6 E., GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

APN 304-53-352
GILBERT MEDICAL CAMPUS LOT REPLAT
BK. 1027, PG. 44, MCR
GENERAL PLAN: PUBLIC FACILITY / INSTITUTIONAL (PF/I)

APN 304-53-220A
GILBERT MEDICAL CAMPUS
BK. 787, PG. 12, MCR
GENERAL PLAN: GENERAL OFFICE (GO)

APN 304-53-550
IRONWOOD CANCER AND RESEARCH CENTERS
BK. 1167, PG. 04, MCR
GENERAL PLAN: GENERAL OFFICE (GO)

APN 304-53-551
IRONWOOD CANCER AND RESEARCH CENTERS
BK. 1167, PG. 04, MCR
GENERAL PLAN: GENERAL OFFICE (GO)

APN 304-53-341
AMBUS GEORGE A
GENERAL PLAN: BUSINESS PARK (BP)

APN 304-53-338
AMBUS GEORGE
AMBADIOTAKIS TR/KRITI LLC
GENERAL PLAN: BUSINESS PARK (BP)

APN 304-53-343
AMBUS GEORGE A TR /
AMBUS GEORGE / ZETTA CO LLC
GENERAL PLAN: BUSINESS PARK (BP)

APN 304-53-566
MERCY POINT MEDICAL CENTER
LOTS 1 AND 2
BK. 1353, PG. 36, MCR
GENERAL PLAN: BUSINESS PARK (BP)

APN 304-53-220B
VICTORIA LUND FOUNDATION

APN 304-53-124A
VICTORIA LUND FOUNDATION

APN 304-53-137A
VICTORIA LUND FOUNDATION

APN 304-53-138A
VICTORIA LUND FOUNDATION

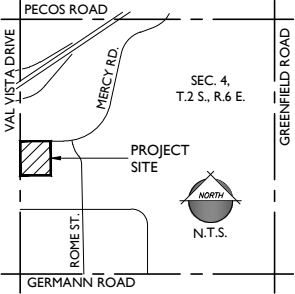
APN 304-53-365
VICTORIA LUND FOUNDATION

EXISTING GENERAL PLAN:
GENERAL OFFICE (GO)
PROPOSED GENERAL PLAN:
GENERAL COMMERCIAL (GC)
GROSS AREA: 5.09 ACRES

EXISTING GENERAL PLAN:
GENERAL OFFICE (GO)
PROPOSED GENERAL PLAN:
BUSINESS PARK (BP)
GROSS AREA: 6.26 ACRES

VICINITY MAP

N.T.S.

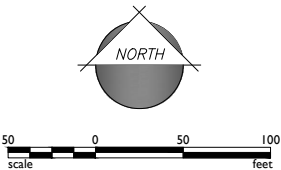


PROJECT DATA

A.P.N.: 304-53-124A; 365; 137A; 138A; 220B
EXISTING GENERAL PLAN: GENERAL OFFICE (GO) - (100%)
PROPOSED GENERAL PLAN: BUSINESS PARK (BP) - (55%)
GENERAL COMMERCIAL (GC) - (45%)

EXISTING ZONING: GENERAL OFFICE (GO) - (100%)
PROPOSED ZONING: BUSINESS PARK WITH PAD
OVERLAY (BP PAD) - (55%)
GENERAL COMMERCIAL WITH
PAD OVERLAY (GC PAD) - (45%)

GROSS AREA: +/- 11.35 ACRES
NET AREA: +/- 9.12 ACRES



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www.epsgroupinc.com



MERCY VAL VISTA CENTER

Gilbert, Arizona

GENERAL PLAN EXHIBIT

Project:

Revisions:

JULY 2, 2019 - 1ST SUBMITTAL	
OCTOBER 28, 2019 - 2ND SUBMITTAL	
FEBRUARY 3, 2020 - 3RD SUBMITTAL	



Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
18-378

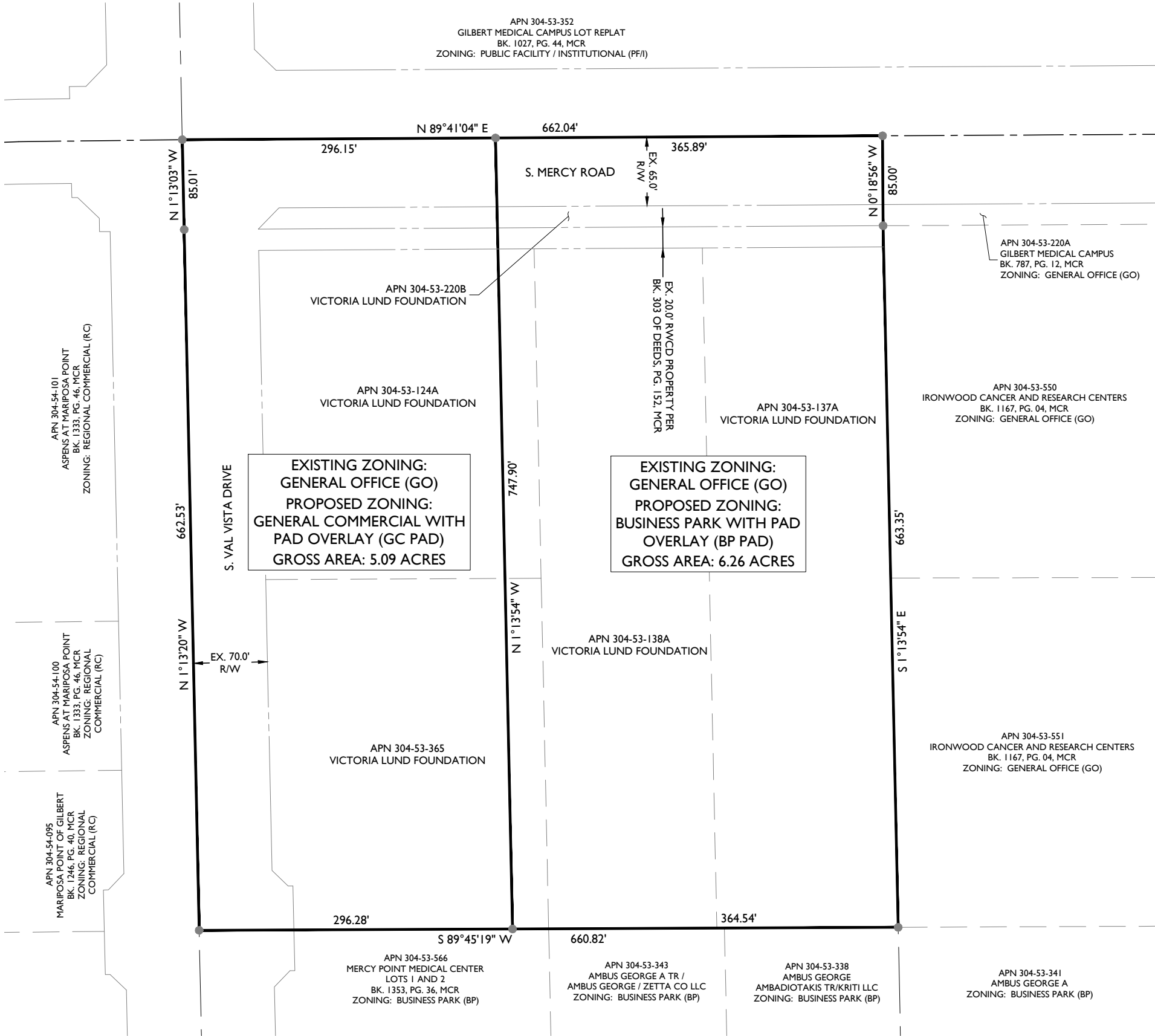
GP01

Sheet No.
1
of 1

ZONING EXHIBIT
FOR
MERCY VAL VISTA CENTER

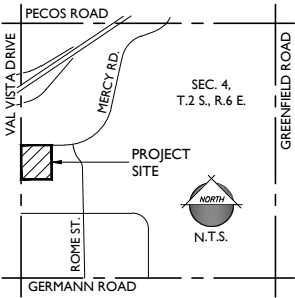
A PORTION OF THE SOUTHWEST QUARTER, SECTION 4, T.2 S., R.6 E., GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

APN 304-53-352
GILBERT MEDICAL CAMPUS LOT REPLAT
BK. 1027, PG. 44, MCR
ZONING: PUBLIC FACILITY / INSTITUTIONAL (PF/I)



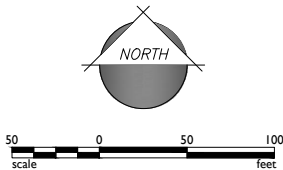
VICINITY MAP

N.T.S.



PROJECT DATA

A.P.N.:	304-53-124A; 365; 137A; 138A; 220B
EXISTING GENERAL PLAN:	GENERAL OFFICE (GO) - (100%)
PROPOSED GENERAL PLAN:	BUSINESS PARK (BP) - (55%) GENERAL COMMERCIAL (GC) - (45%)
EXISTING ZONING:	GENERAL OFFICE (GO) - (100%)
PROPOSED ZONING:	BUSINESS PARK WITH PAD OVERLAY (BP PAD) - (55%) GENERAL COMMERCIAL WITH PAD OVERLAY (GC PAD) - (45%)
GROSS AREA:	+/- 11.35 ACRES
NET AREA:	+/- 9.12 ACRES



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MERCY VAL VISTA CENTER

Gilbert, Arizona

ZONING EXHIBIT

Project:

Revisions:

JULY 2, 2019 - 1ST SUBMITTAL
OCTOBER 28, 2019 - 2ND SUBMITTAL
FEBRUARY 3, 2020 - 3RD SUBMITTAL



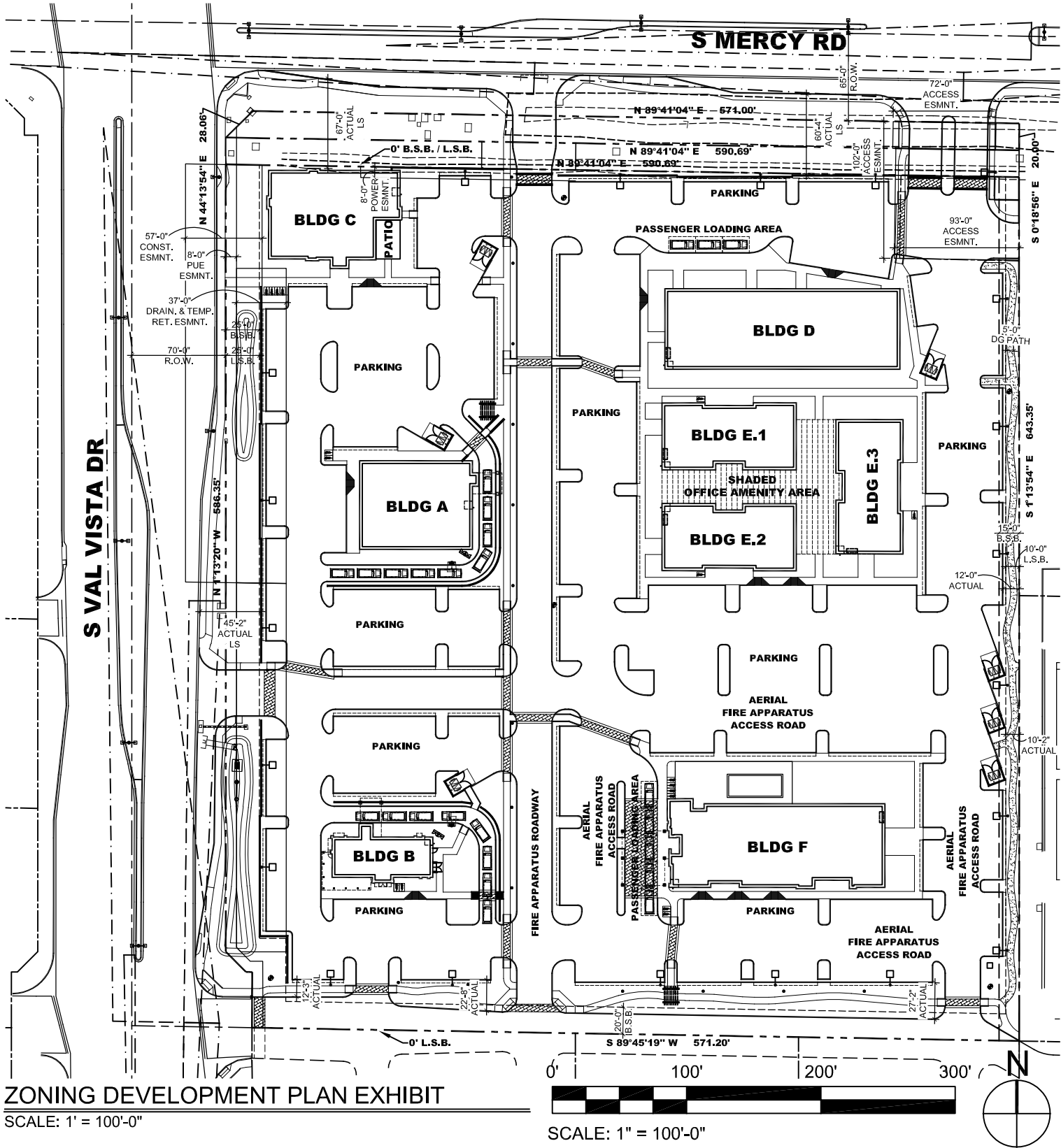
Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
18-378

Sheet No.

1
of 1



SITE DATA:

APN: 304-53-124A, 304-53-137A, 304-53-138A, 304-53-220, 304-53-365

EXISTING ZONING: GO - GENERAL OFFICE
PROPOSED ZONING: GC - GENERAL COMMERCIAL (39%)
BP - BUSINESS PARK (61%)

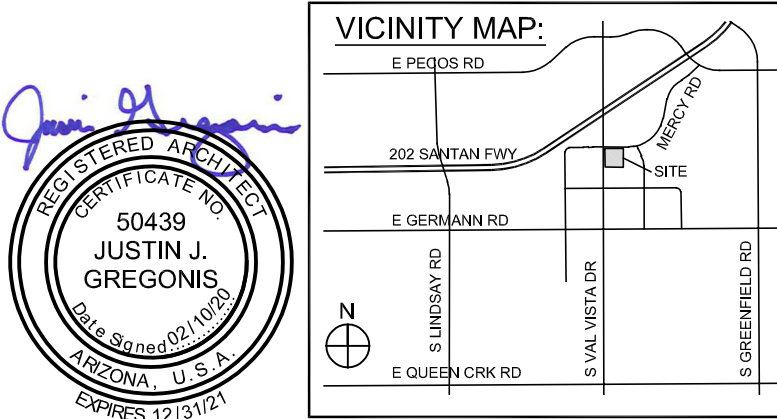
EXISTING GENERAL PLAN CLASSIFICATION: GO - GENERAL OFFICE
PROP. GENERAL PLAN CLASSIFICATION: GC - GENERAL COMMERCIAL
BP - BUSINESS PARK

SITE AREA (NET): 390,733 SF (8.97 AC)
SITE AREA (GROSS): 494,406 SF (11.35 AC)

LANDSCAPE AREA (NET): 102,578 SF (25.7%)
LANDSCAPE AREA (GROSS): 131,444 SF (26.7%)

Site Development Regulations	Allowed per LDC GC	Allowed per LDC BP	Proposed GC/PAD and BP/PAD
Maximum Building Height (ft.)/Stories	45'	35'/2	45'
Vertical Development Overlay District Maximum Building Height (ft.)/Stories	N/A	90'/6	90'/6 in BP
Minimum Building Setbacks (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	20' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	15' (Eastern Boundary)
Separation Between Buildings (ft.)			
Single Story	15'	15'	15'
Multiple Story	20'	20'	20'
Minimum Required Perimeter Landscape Area (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	0' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	10' (Eastern Boundary)
Landscaping (% of net site area)	15%	15%	26.2%
Minimum Building & Landscape Setbacks from interior lot lines	See above	See above	0' – Building setbacks and landscape areas (internal to an approved Master Site Plan, commercial subdivision or Development Plan) may be reduced or eliminated, provided the project meets the Town of Gilbert Commercial Design Guidelines and pedestrian paths, vehicular connectivity, and shared parking are clearly depicted and duly recorded.

*Note: Per Article 3.5 of the LDC additional building height is permitted for projects located within Vertical Overlay District #5.



GP19-04 and Z19-13 Mercy Val Vista Center
Attachment 7 - Minutes from Planning Commission Study Session on February 5, 2020
March 4, 2020

Commissioner September thought the applicant did a pretty good job taking an almost 100,000 SF box and making it look interesting. He asked if there would be a CMU wall between the freeway and the building and if so, would the red brick at the bottom be visible from the freeway or from off property. He suggested moving the red brick feature higher up on the building to provide more of an interesting feature that people will see.

Ms. Temes appreciated that perspective. She did not see a wall noted on the landscape plan. Typically, when adjacent to an ADOT right-of-way, a wall or fence is required. Walls have been done fairly consistently in order to petition ADOT to remove their chain link fence. This site does not seem to be abutting the ADOT right-of-way, but is located between the ADOT right-of-way and the freeway off-ramp with another parcel that has billboards. Staff will check to see if a wall is appropriate for this site. As vehicles are gaining grade coming towards Higley Road, some of the red brick will be visible, although coming off of the freeway it probably would not be visible. Ms. Temes felt the red brick might be used as a vertical element instead, although she will look into raising the horizontal line of red brick.

Commissioner Cavenee felt a wall may not be needed here. In another case, an acoustical sound wall was needed, although this location may not generate such sound as to require a wall.

Ms. Temes felt a wall may not be required, especially with the adjacent billboard property. If it is like zoning, there may not be that wall requirement. What Commissioner Cavenee referred to was a solid wall adjacent to noise-sensitive uses. Adjacent to non-noise-sensitive uses such as retention and shopping center, an open decorative fence has been used.

Commissioner Mundt noted that the rooftop looked a little bit like a shipping container. He felt some type of accent on the roof would add a significant amount of flair for a nominal price.

Chair Andersen noted the location of the trash enclosure and asked how a collection truck would maneuver in and out of the site.

Ms. Temes stated a truck would come in at an angle, back up maneuvering the tail end of the truck to the east on the fire lane, and then go forward out to Higley Road. She will look at how that radius may be rounded out to make that turn easier.

Chair Andersen asked for clarification that this use only needed eight parking spaces.

Ms. Temes verified that only 8 parking spaces were needed.

4. GP19-04 MERCY VAL VISTA CENTER: Request for Minor General Plan amendment to change the land use classification of approx. 11.35 acres generally located at the Southeast corner of Val Vista Dr. and Mercy Rd. from General Office (GO) to General Commercial (GC) and Business Park (BP) land use classification.

Z19-13 MERCY VAL VISTA CENTER: Request to rezone approx. 11.35 acres generally located at the Southeast corner of Val Vista Dr. and Mercy Rd. from General Office (GO) to General Commercial (GC) and Business Park (BP) zoning district with a Planned Area Development (PAD) overlay.

S19-08 MERCY VAL VISTA CENTER: Request to approve Preliminary Plat and Open Space Plan for 5 lots on approx. 8.97 acres generally located at the Southeast corner of Val Vista Dr. and Mercy Rd. and zoned General Office (GO).

Planner Keith Newman presented GP19-04, Z19-13, and S19-08, Mercy Val Vista Center on 11.35 gross acres. The proposal is for a Minor General Plan Amendment from General Office (GO) to General Commercial (GC) and Business Park (BP) and a zoning change also from General Office (GO) to General Commercial (GC) and Business Park (BP) with a Planned Area Development (PAD) overlay. The site is located just south of the Gilbert Mercy Medical Center on the southeast corner of Val Vista Drive and Mercy Street in a prominent medical growth area. The west half of the property will be General Commercial with the east portion Business

Park, and the zoning follows the same designations. The site is within the Val Vista Medical Growth Area and in close proximity to the hospital and medical uses. Per the General Plan, the Town anticipates that this area will continue to grow with Medical Offices, General Office and Business Park uses supported by compatible mixed-use commercial and hospitality uses. The proposed Commercial uses will be predominantly located along Val Vista Drive, similar to the recently approved Melrose Commercial along the frontage of Val Vista. The Business Park zoning already exists in the Val Vista Medical Growth Area. A Preliminary Plat is being done in conjunction with this request. The site will contain five total lots, 15,600 SF of Commercial, 24,900 SF of Office/Medical uses, and a 58,000 SF six-story hotel.

The applicant is requesting several PAD deviations. The General Office zoning does not allow hotel uses and limits retail and restaurant uses. According to the applicant, the GC zoning along Val Vista Drive would benefit from the existing high volume of vehicular movement on Val Vista as well as being close to the 202 Freeway, that will in turn provide restaurants and other commercial uses that will be highly utilized by people who work in the area, especially with a large employment center such as the Gilbert Mercy Hospital. The applicant believes these Commercial and Business Park uses are compatible with the adjacent zoning districts in this area, which consist of General Commercial recently approved to the south, General Office and Public Facility/Institutional type uses. The proposed uses will provide needed services in the area that do not currently exist on the east side of Val Vista Drive.

Along the north property boundary, the applicant is requesting zero building and landscape setbacks due to the existing 20' RWCD easement which is required to remain open, and a 20' drainage/landscape tract, totaling 40 feet. With the Mercy Road right-of-way landscape strip, that would create approximately 70' of landscape and setbacks from the roadway. This is a unique situation where 20' or more of property is taken by easements and retention tracts. The applicant strongly believes that a zero-foot setback is appropriate due to this situation.

There is a 13' drive aisle from Val Vista along the southern property boundary required per the ID20 Circulation Plan that was established for the original PAD on the site. Without that required drive aisle, the applicant could easily add the landscaping and show the building setback. The applicant is proposing instead to place landscaping north of the drive on the southern edge of the parking lot to accommodate the drive aisle.

Along the eastern boundary (rear), the applicant is requesting a 10' deviation from the building and landscape setbacks to accommodate parking and trash enclosures, which are adjacent to the trash enclosures for the Ironwood Cancer Center. The overall width of the landscape tract would be 25' which the applicant believes will provide plenty of room to create a good buffer between adjacent uses.

The applicant is requesting a zero setback between interior lot lines. Town staff has recommended that the same language be used for interior lot line setbacks as in Commercial districts in order to provide flexibility for the future. In Commercial districts, the interior lot line setbacks may be reduced or eliminated, provided the project meets Town of Gilbert Commercial Design Guidelines and is part of a Master Site Plan. The Preliminary Plat is for 5 total lots and the Master Site Plan is identical. The interior landscape details will come later with the Design Review for each PAD site.

Staff is requesting input from the Commission on the General Plan Amendment, PAD rezoning, proposed deviations, and the design of the Preliminary Plat.

COMMENTS/QUESTIONS FROM THE COMMISSION:

Commissioner Cavenee thought the General Plan and zoning changes were great and that this was a good use here. Commercial on the frontage will be very beneficial here given all of the office buildings that are going in. He struggled with the deviations requested. He understood the north boundary deviation because of the standing fixed easements. Mr. Newman made a great point that is often a concern with approving these types of requests, that this could change to something completely different and we have now granted these deviations forever. To make allowances on setbacks that might later not be utilized in the way we anticipated concerned him. Aside from the deviation on the northern boundary, he was not comfortable with the balance of the reductions.

Commissioner Simon agreed regarding the northern deviation request. Without knowing specifically that there are projects ready to go on the site, he was not sure he would be fully supportive of all of the requested changes. Otherwise, he liked the plan.

Commissioner September agreed with Commissioner Cavenee regarding the setback deviation where there is the RWCD and drainage/landscape easements that are already creating a natural buffer. He would agree with the internal lot line setback language that staff proposed. He was glad to see more development in the Val Vista Medical Growth Area and felt it was good for Gilbert.

Chair Andersen confirmed that the Commission was in agreement with the feedback voiced by Commissioner Cavenee. He noted that the design may change as it goes into Design Review. This is just to check off on the application.

5. GP19-15 LIFETIME SOUTH GILBERT: Request for Minor General Plan Amendment to change the land use classification of approx. 17.85 acres generally located at the southwest corner of Val Vista Drive and Ocotillo Road from Residential > 2-3.5 to General Commercial. The effect of this amendment will be to change the plan of development to allow commercial development.

Z19-27 LIFETIME SOUTH GILBERT: Request to rezone approximately 17.85 acres of real property generally located at the southwest corner of Val Vista Drive and Ocotillo Road from Single Family -35 (SF-35) zoning district to General Commercial (GC) zoning district with a Planned Area Development overlay zoning district (PAD) to modify maximum building height and to modify setback requirements in proximity to residential property.

Senior Planner Amy Temes presented GP19-15 and Z19-27, Lifetime Fitness South Gilbert, located at the southwest corner of Val Vista Drive and Ocotillo Road. The site is currently a farm field and is General Plan Residential >2-3.5 DU/Acre. The applicant is proposing a minor General Plan Amendment to General Commercial as well as a rezone from SF-35 to General Commercial with a PAD overlay.

The proposal is for a 123,000 SF building with parking in front and outdoor activity areas. There was a neighborhood meeting held in December with six residents in attendance. Some were excited about having a high-quality commercial amenity in the area. This area of south Gilbert is somewhat underserved in amenities and commercial shopping centers. Some concerns were expressed regarding the use, the lighting and traffic that would be generated by this use as well as a nearby school that is being developed. The school is outside of the discussion on this item tonight.

The applicant is requesting a modification from the existing height of 45' for General Commercial to 54' at the main entrance to the building and the area over the basketball court. That represents 25% or less of the roof area of the building, which is not substantial. Ms. Temes noted the packet states a deviation is being requested for the building step-back within 81 feet of residential, which should state 92 feet. The LDC requires a building step-back within 100 feet of residential uses. The applicant is requesting that the exterior stairwell project into that 100 feet by 8 feet. The stairwell would be restricted for emergency use only and would not be used by the public. The stairwell will be properly articulated with the building through the Design Review process.

Staff is requesting input from the Commission on the proposed change from Residential >2-3.5 DU/Acre to General Commercial and the rezone from SF-35 to General Commercial/PAD with the two modifications.

COMMENTS/QUESTIONS FROM THE COMMISSION:

Vice Chair Bloomfield did not have a problem with the GP and zoning changes, but he thought it warranted a discussion about the whole area with the lack of amenities and services. This is a monster facility going in the middle of what will be a ton of homes by Maracay and others. The school is going in at the southwest quarter. He asked how close were other services. He was concerned about all of this going to a fitness center while there is still a need for services in the area.